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SUPERVISOR**



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**OFFICE OF THE SUPERVISOR
TOWN OF SOUTHOLD**

FOR IMMEDIATE RELEASE

Date: December 1, 2023

Contact: Southold Town Supervisor Scott A. Russell

**Re: Alert - Notice of Public Hearing
Suffolk County Industrial Development Agency
Project on behalf of Enclave Southold LLC**

On December 11, 2023, a Public Hearing will be held at 4:00pm in the Southold Town Meeting Hall located at Southold Town Hall, 53095 Main Road, Southold by the Suffolk County Industrial Development Agency.

The purpose of the meeting is for the Agency to consider extending financial assistance to a project known as The Enclaves located at 56655 Main Road, Southold, New York, SCTM#1000-063-3-015.000.

The Agency is authorized by New York State Municipal Law to extend financial assistance in the form of potential exemptions from New York State sales tax, property tax and several other costs. Such expenses can have substantial financial impacts on Southold Town and Supervisor Russell urges you to participate.

Further information can be found on the Suffolk County Industrial Development Agency's website at www.suffolkida.org or on the Southold Town website at www.southoldtownny.gov.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law (the “Act”) will be held by the Suffolk County Industrial Development Agency (the “Agency”) on the 11th day of December, 2023 at 4:00 p.m., local time at the Town of Southold, Town Hall 53095 Route 25, Southold, NY 11971 New York, with respect to a certain Facility, as defined below, in connection with the following matter:

The Agency is considering undertaking a project on behalf of **Enclave Southold LLC**, a limited liability company organized under and pursuant to the laws of the State of New York, (“**Enclave**”) and/or entities formed or to be formed on behalf of Enclave (collectively with Enclave, the “**Company**”), as hereinafter described. The Company has submitted an application (the “**Application**”) to the Agency requesting the Agency’s assistance with a certain project (the “**Project**”) consisting of (A)(1) the acquisition of a 6.7 acre parcel of land at 56655 Main Street, Southold, New York 11971 (Tax Map #1000-063-03-015.000) (the “**Land**”), (2) the renovation of an approximately 3,765 square foot existing building, construction of an approximately 519 square foot new addition to the existing building, and construction of approximately 72,979 square feet of new buildings located on the Land (the “**Improvements**”) and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery, equipment and personal property (the “**Equipment**”, and together with the Land and the Improvements, the “**Facility**”); (B) to be used by the Company as a full service hotel consisting of 44 rooms, inclusive of 40 guest rooms in the main hotel building and 4 detached cottages, with two restaurants, an indoor event space, meeting rooms, spa, exercise room, indoor and outdoor swimming pools, lounges and event space to be marketed and generally known as “The Enclaves Hotel and Restaurants”; (C) the granting of certain “financial assistance” (within the meaning of section 854(14) of the General Municipal Law of the State of New York) with respect to the foregoing, limited to potential exemptions from certain sales and use taxes, mortgage recording taxes and abatement of real property taxes, all in accordance with and pursuant to the Agency’s uniform tax exemption policy (collectively, the “**Financial Assistance**”); and (C) the sale, lease, sublease or assignment of a leasehold interest in the Facility, as applicable, from the Company (or such other person as may be designated by the Company and agreed upon by the Agency) to the Agency and the lease (with an obligation to purchase) or sale of the Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency. The Facility will be initially owned, operated and/or managed by the Company.

In connection with the Project, the Agency is presently expected to acquire a leasehold interest in the Facility and the Improvements and title to the Equipment from the Company and will sublease and lease the Facility to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the construction and equipping of the Facility and abatement of real property taxes consistent with the uniform tax exemption policies of the Agency.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance for the Project or the location or nature of the Facility.

For those members of the public desiring to review project applications and cost benefit analyses before the date of the hearing, copies of these materials will be made available at www.suffolkida.org, Research & Resources menu option then Public Notices tab to view the information for this public hearing.

Interested members of the public are invited to participate in the public hearing by attending the public hearing in person or viewing the hearing live via the Agency's website www.suffolkida.org, Watch Meetings menu option, and will be linked to the Agency's YouTube Channel to watch the public hearing.

The Agency also encourages all interested parties to submit written comments to the Agency (for the Agency's receipt no later than January 16, 2024 at 3:00 p.m.), which will all be included within the public hearing record. Any written comments may be sent to Suffolk County Industrial Development Agency, H. Lee Dennison Building, 100 Veterans Highway – 3rd Floor, PO Box 6100, Hauppauge, New York 11788, Attn: K. Kelly Murphy, Acting Executive Director and/or via email at info@suffolkida.org.

Dated: December 1, 2023

SUFFOLK COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: K. Kelly Murphy

Title: Acting Executive Director